

BEFORE THE DEPARTMENT OF CORPORATIONS  
OF THE STATE OF CALIFORNIA

Respondents.

DEMAND FOR AND ORDER TAKING  
POSSESSION OF PROPERTY AND  
BUSINESS PURSUANT TO SECTION 17621  
OF THE CALIFORNIA FINANCIAL CODE

WHEREAS, DEMETRIOS A. BOUTRIS, the California Corporations Commissioner ("Commissioner"), has found that NLCS ESCROW SERVICES, INC. ("Respondent"), an Escrow Agent subject to the Escrow Law (California Financial Code §§ 17000 et seq.), is unable to remedy certain conditions set forth in the Notice and Summary of Findings Pursuant to § 17621 of the California Financial Code issued by the Commissioner on February 26, 2003; and

1 WHEREAS, Respondent is conducting escrow business in an unsafe, injurious and unauthorized  
2 manner, so as to render further operations hazardous to the public and to customers in that  
3 Respondent has:

4 (a) engaged in unauthorized and unsafe practices by issuing unauthorized disbursements  
5 to itself from escrow trust accounts in violation of California Financial Code § 17414(a)(1)(2) and (b)  
6 and California Code of Regulations, Title 10, §§ 1738 and 1738.2; and

7 (b) by engaging in such unauthorized and unsafe practices has caused a shortage to exist  
8 in the trust accounts of at least \$94,574.75 in violation of California Code of Regulations, Title 10, §  
9 1738.1.

10 NOW, GOOD CAUSE APPEARING, pursuant to California Financial Code § 17621, the  
11 Commissioner hereby demands and takes possession of the property and business of NLCS  
12 ESCROW SERVICES, INC., effective this date, and will retain possession thereof until the  
13 Commissioner appoints a conservator, or until its affairs are finally liquidated as provided for in  
14 Division 6, Chapter 6 of the Financial Code, or it resumes business with the consent and upon such  
15 conditions as the Commissioner may prescribe.

16 Dated: February 27, 2003  
17 Los Angeles, California

DEMETRIOS A. BOUTRIS  
California Corporations Commissioner

19 By \_\_\_\_\_  
20 Steven C. Thompson  
21 Special Administrator, Escrow Law  
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